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FILED Mark Chilton
Register of Deeds, Orange Co.,NC
Recording Fee: \$26.00
NC Real Estate TX: \$1361.00
NA

GENERAL WARRANTY DEED

Parcel Identifier Number 9788-37-6210 *ML* R/S \$1,361.00

Mail after recording to: Grantee
This instrument was prepared without title exam by: Charles H. Thibaut
Brief description for the property: Lot 8, Chapel Hill Insurance Co.

THIS DEED made this *13th* of July, 2015, by and between

GRANTOR	GRANTEE
<p>Schreiber Properties, LLC, a North Carolina limited liability company</p> <p>5635 Sycamore Grove Lane Memphis, TN 38120-2269</p>	<p>MJ Development Group, LLC, a North Carolina limited liability company</p> <p>1124 Grogans Mill Drive Cary, NC 27519</p>

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the grantee in fee simple, all that certain lot or parcel of land situated in Orange County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

The subject property does not contain the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2127, Page 534.

A map showing the above described property is recorded in Plat Book 1, Page 70.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.



And the Grantor covenants with the Grantee, that the Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

The year 2015 and future years ad valorem taxes;
Restrictive covenants, easements and all other matters of record; and
Zoning ordinances affecting the property.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.

Schreiber Properties, LLC,
a North Carolina limited liability company

By: *Robert A. Schreiber*
Robert A. Schreiber, Member/Manager

STATE OF TN
COUNTY OF Shelby

I certify that the following person personally appeared before me this day and acknowledged to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Robert A. Schreiber, Member/Manager of Schreiber Properties, LLC, a North Carolina limited liability company.

This the 13th day of July, 2015.

(Official Seal)

By: *Robert Schreiber* ^{ED} *Emily Dawson*

Notary's printed/typed name: Emily DAWSON, Notary Public
My commission expires: 7/15/15

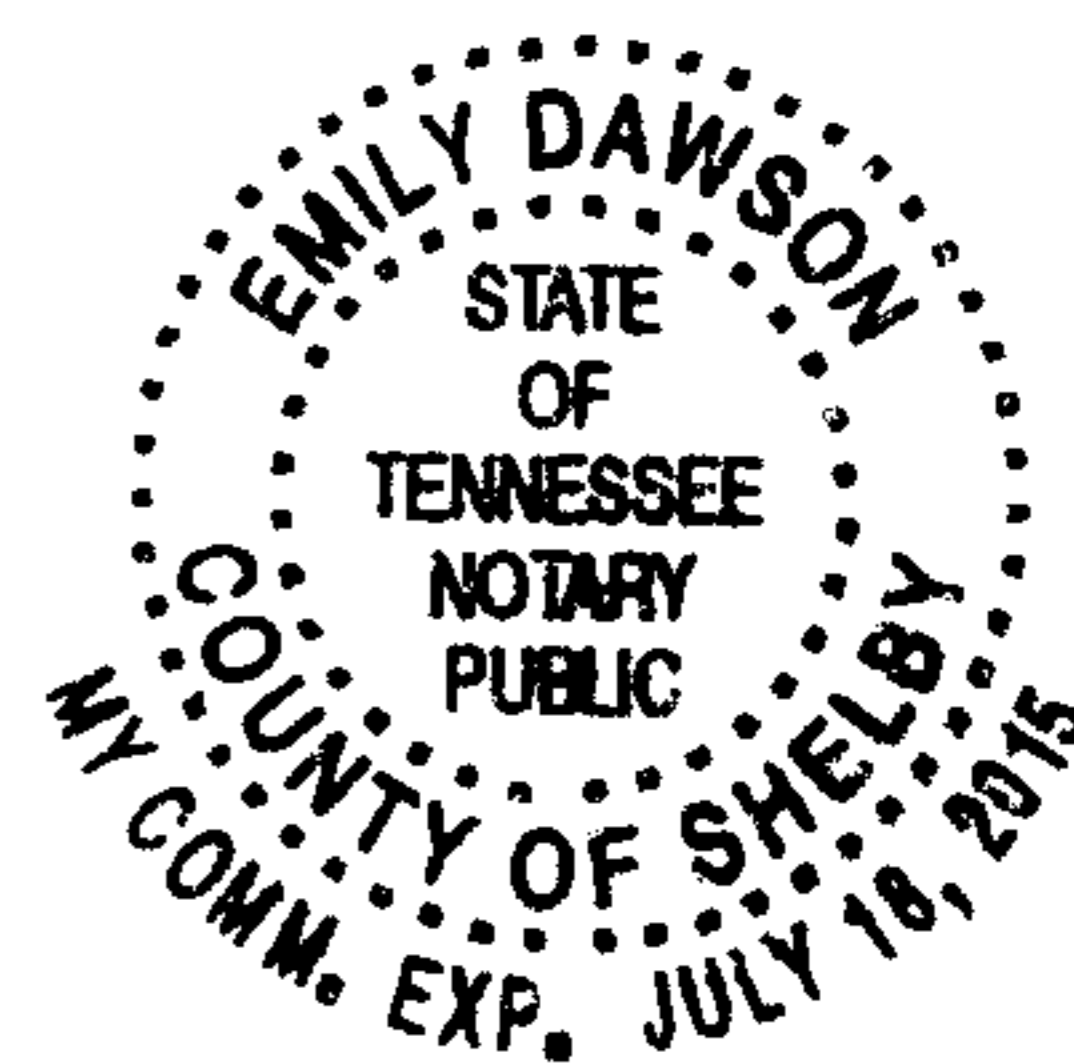




EXHIBIT A

BEGINNING at a stake in the inside line of the sidewalk on the South side of Franklin Street in the Town of Chapel Hill, said beginning point being South 64 degrees 51' West 174 feet from the point of intersection of the inside line of said sidewalk with the Western edge of a public alley, 19 feet wide, extending from Franklin Street South into the University of North Carolina Campus; thence from said beginning point South 25 degrees 30' East with the Western line of Lot No. 9 as shown on the plat hereinafter referred to 130 feet to a stake in the North edge of a 20 foot alley; thence with the Northern edge of said alley South 64 degrees 51' West 25 feet to a stake; thence North 25 degrees 30' West 130 feet to a stake in the inside of the sidewalk on the South side of Franklin Street; thence with the inside line of said sidewalk North 64 degrees 51' East 25 feet to the beginning, and being Lot No. 8 as shown on the plat of the property of the Chapel Hill Insurance and Realty Company made by J.T. Poe, November 15, 1927, and recorded in Plat Book 1, Page 70, in the Office of the Register of Deeds for Orange County.

AND FURTHER DESCRIBED AND KNOWN AS:

BEING all of Lot 8, containing 0.075 acres, more or less, as shown on that certain plat entitled "Survey for MJ Development Group, LLC, Lot 8, Property of Chapel Hill Ins. & Realty Company, 118 East Franklin Street, PIN # 9788-37-6210, D.B. 2127, Page 534, Town of Chapel Hill, Orange County, North Carolina, June 23, 2015" dated June 23, 2015 and prepared by Michael A. Moss, P.L.S. (No. L-3794) of Cawthorne, Moss & Panciera, P.C.

Orange County PIN # 9788-37-6210